

**209, 11230 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2278320**



# \$192,000

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	707 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 546
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, See Remarks, Storage		

**Inclusions:** N/A

THE ONE WITH THE DEN! Want 2 living rooms? No Problem. Need Extra Space? This smart floor plan has you covered. Want to spend less and get more? This is the one, book your showing today! Not your average Condo, 707 sq ft this offers the flexibility and flow that makes it feel more like a two-bedroom layout for the price of a one bedroom! You get a true primary bedroom, a spacious main living room AND a generous flex space that works beautifully as a second living area, home office, guest space, or hobby room. This floor plan has you covered! The updated kitchen is equipped with a smart living island and custom cabinets. In additions this floor has a larger than average updated bathroom adds everyday comfort you will appreciate. One of the best features is the clever placement of the washer and dryer. Enjoy the south facing balcony overlooking the courtyard, bringing in great natural light. Along with so many updates this unit has also been upgraded with it own private air conditioning to keep you comfortable all summer. The building offers a fitness room, secure mail area, and a titled parking stall located just steps from the elevator. Located in Axxess Condos in the Gateway subdivision, you are close to shopping, the hospital, the college and so so much more. Contact your favourite Realtor and book your showing today!